

File No: 06-1704
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

12/14/06 10:52:42
BK 546 PG 568
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

MADELINE COOPER

GRANTOR(S)

TO

CHARLES CLAY WILKINSON and wife,
ELIZABETH S. WILKINSON

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, MADELINE COOPER, do hereby sell, convey and warrant unto CHARLES CLAY WILKINSON and wife, ELIZABETH S. WILKINSON, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE EXHIBIT "A"

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS my signature this the 7th day of December, 2006.


MADELINE COOPER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 7th day of December, 2006. within my jurisdiction, the within named MADELINE COOPER, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

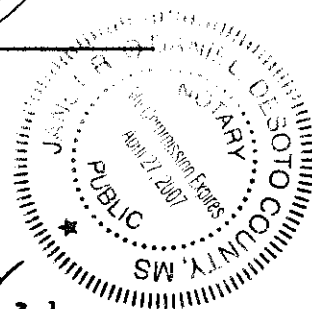

NOTARY PUBLIC

Grantor Address & Phone:

6643 Star Landing
Lake Cormacore, MS 38641
Home: 662-781-1684
Work: N/A

Grantee Address & Phone:

1945 Stahl Rd.
Hemmett, MS 38632
Work: 901-481-4724
Home: 662-429-1632



BJB

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EXHIBIT "A"

TRACT I:

A part of Lot 40 of the Town of Hernando, Section 18, Township 3, Range 7 West, described as:

Beginning in the North line of said Lot 40 at a point located a distance of 74.0 feet West of the Northeast corner of said Lot 40, which point is the Northwest corner of the W. B. Scruggs, Jr., lot, running thence South along the West line of said Scruggs lot a distance of 141.9 feet to the South line of said Lot 40, thence West along said South line a distance of 73.0 feet to the Southeast corner of the Sanford lot, thence North along the East line of said Sanford lot a distance of 141.9 feet to the North line of said Lot 40, thence East along said North line a distance of 73.0 feet to the point of beginning.

TRACT II:

The East 47 feet of the East 74 feet of said Lot 40, being a strip of even width off the East side of said Lot 40, and being a part of the same lands conveyed to W. B. Scruggs by W. C. Haley by deed dated May 2, 1951, and of record in Book 38, Page 283 of the deed records of DeSoto County, Mississippi, and;

Part of Lot No. Forty (40) in the Town of Hernando, Mississippi, in Section Eighteen (18), Township three (3), Range Seven (7) West, as said lot is shown on the official map of the Town of Hernando, Mississippi, in the Chancery Court Clerk's Office, DeSoto County, Mississippi, and which part is more particularly described as follows, to-wit:

The West Twenty Seven and one-third ($27 \frac{1}{3}$) feet in a strip of even width off of the West side of the East 74 feet of said Lot 40, said parcel conveyed being bounded on the North and South by public streets, being bounded on the West by the property of Miss Miriam D. Massey, and bounded on the East by property of W. B. Scruggs, Jr., et ux, and said parcel being the property and the dwelling house conveyed to said Hazel S. Parks by Albert E. Goodson, et ux, by Warranty Deed dated December 18, 1963, and of record in Book 56, Page 599, of the Deed Records of DeSoto County, Mississippi.